

THE TOWN OF MERRIMAC

S6911 State Highway 113 - P.O. Box 115
Merrimac, WI 53561

MINUTES OF THE PLANNING & ZONING COMMISSION July 20, 2016

Present were Richard Grant, Commission Chair; Commissioners John Gaedke, Tim Healy, Dan Purcell, Dawn Peetz, Doug Hill, and Frank Olah. Also present was Tim McCumber, Town Administrator. Jackie Mich, VandeWalle & Associates representing Town Planner Mike Slavney.

Chairman Grant called to order a public hearing a petition to rezone property from the Agriculture District into the Commercial District. The property is a one (1) acre parcel identified as Tax parcel 026-0672-00000 and located at S7141A State Highway 78; application by Frank Grant, S7551 W. Grandview Ave., Merrimac, WI 53561. Town residents Stan Slaney, Tom Kratochwill, Brian Case, Trish Berch, and Nancy Grant all spoke in favor. Letters of support were also received from residents Terry Frosch, Derek Peetz, Marcia Wagner, Darin Bader, Saroya Frosch, Gary Schuster, Catherine Bader, and Alec Bader. No other persons appeared. Motion to adjourn the public hearing by Olah, second by Healy. Motion passed.

Chairman Grant next called the commission meeting to order; McCumber certified compliance with the open meetings law. The commission considered the minutes of the June 15, 2016 meeting, a motion to approve by Hill, second by Peetz. Grant noted word "the" needed to be stricken from the motion made by Purcell. Motion passed with correction. Under **OLD BUSINESS**, the commission considered additional amendments based on recommendations the Wisconsin Department of Agriculture, Trade and Consumer Protection (DATCP) regarding proposed Town Ordinance 2016-18 amending the Town of Merrimac Zoning Ordinance Section 5 and Section 002 6 to comply with the Farmland Preservation Credit Program. Grant made a motion to define that roadside stands should sell products raised on premises, second Purcell. Motion passed with 4 in favor and 1 in opposition. Motion to table the ordinance until the August meeting by Olah, second Hill. Motion passed. Under **NEW BUSINESS**, the commission then considered a building and site plan for a new home in the Agriculture Conservancy District on a buildable site in accordance with Town of Merrimac Zoning Ordinance 6.02 (c)(1) on property located at E13191 Solum Lane, tax parcel 026-0828-00000; property owned by Greg & Susan Hubanks, S9005 Woodford Lane, Prairie du Sac, WI 53578. McCumber reported that the ordinance requires that all new construction in this district is to be approved by the town board. McCumber also reported this was a deeded parcel prior to January 11, 1993. Olah asked if the home could be seen from down below the bluff and the owner said it would not. Motion to recommend approval to the town board by Healy, second by Hill. Motion passed. The commission also considered a petition to rezone property from the Agriculture District into the Commercial District. The property

is a one (1) acre parcel identified as Tax parcel 026-0672-00000 and located at S7141A State Highway 78; application by Frank Grant, S7551 W. Grandview Ave., Merrimac, WI 53561. Richard Grant recused himself and Healy assumed the chair. McCumber reported the property owner is requesting the rezone to expand his storage building business. There is already a non-conforming storage building there and the mobile home was removed. He also reported that if the commission were to proceed with, the zoning change, the development plan would also have to be amended and the property owner would still be required to obtain a conditional use permit. Grant also wants to join the property together into one parcel with a Certified Survey Map. Mich provided a report on how to amend the development plan. Hill spoke in favor of this. Motion to bring start the process by reviewing a public participation plan by Hill, second by Healy. Motion passed. The commission finally considered possible comments or suggestions to a proposed ordinance replacing Sauk County ordinance Chapter 8 for Shoreland Zoning in its entirety to comply with Wisconsin Statute NR-115 compliancy by October 1, 2016. McCumber presented a memo noting items to be considered. There was a considerable amount of discussion. Motion by Olah, second by Hill to recommend to the town board comments as discussed to be forward to Sauk County for consideration.

Under **ADMINISTRATOR'S. REPORT**, McCumber reported the town issued 31 permits year-to-date totaling \$1,746,650 in value. There were 29 permits totaling \$2,159,363 last year at this time. There were 5 new homes last year verses 3 so far this year.

Motion to adjourn by Hill, second by Purcell. Motion passed.